

# STELLA WRIGHT HOMES HOPE VI

"TRANSFORMING TODAY'S VISION INTO TOMORROW'S REALITY"

## INSIDE THIS ISSUE:

From the Desk of the  
Executive Director

Self-Sufficiency Workshop  
Activities

Tips on Moving

Stella & Hill Update

Profile: Tara Johnson—  
Former Stella Resident &  
Construction Worker at  
West Kinney

**T**ransforming  
Today's Vision  
into Tomorrow's  
Reality

This spring and summer will be among the most exciting for former Stella Wright Homes residents since the NHA's proposal in 1999 to demolish Stella and rebuild a vibrant community for their families. Many of you participated in the planning and design phases of the project. Some of you have sought out the services of the mobility counseling and case management staffs in lying to reach your personal self-sufficiency goals. Others of you have participated as members of the Resident Consultative Group—responding to ideas from the developers and HOPE VI staff and offering suggestions on ways to fulfill the vision.

As the first tenants and homeowners prepare to move into West Kinney Gardens, if you've been an active participant in the process you should be proud of your accomplishments. If you haven't participated or taken advantage of Family Self-Sufficiency's (FSS) services, now is the time to change that. Resident Liaison Doris Crank welcomes an opportunity to discuss the Resident Consultative Group with you (973-273-6625), and FSS can be reached at 973-273-6695.

## WEST KINNEY GARDENS:

# IT'S MOVING DAY!

One day before the summer is over, the moving van will start pulling up to apartments or houses where some former Stella Wright Homes residents are living to pack their belongings for the trip across town to their new apartment at the West Kinney Gardens site. The HOPE VI staff and the management of the Housing Authority of the City of Newark will be among the many supporters who'll be bursting with pride at this latest development in the Stella Wright Homes HOPE VI's Revitalization Grant.



issues or Resident Liaison Doris Crank (973-273-6625) with questions about the project in general.

Moving is said to be among the most traumatic events in an individual's life, so we've included an article on page 4 to help you make this process as orderly

and pain free as possible. Moving requires more than packing and unpacking—there are addresses to change and utilities to authorize.

Don't forget to ask questions of both the housing management agent, SHNIR, and your case manager when you get confused and/or overwhelmed.



## FROM THE DESK OF THE EXECUTIVE DIRECTOR



"All of NHA and Newark will be watching you. The expectations for this mixed-income community are high, as well it should be."

Harold Lucas  
Executive Director

At the ground breaking for West Kinney Gardens rental and townhouse homeownership units in October of 2003, I expressed the pride that many of you and the HOPE VI staff have been telling me about since I returned to the Newark Housing Authority. Indeed, this project is filling an important housing need for the entire City of Newark. It is the partnership between the NHA and you as well as the schools, developers and other partners from the public and private sector that have brought about this development.

Roizman Development, Inc., the developer on the West Kinney Gardens site, listened to your visions for a community that was vibrant and an integral part of its environment. As we see the housing moving from construction shells to bricked buildings, we recognize that he has

responded to your vision.

This development at West Kinney Gardens meets the best of NHA's standards for size and convenience, quality and appearance. Those of you who will meet the requirements for occupancy should be proud that you are participating in this final phase of development. Once you've moved, the NHA remains committed to continuing the support for self-sufficiency services you've come to expect from Family Self-Sufficiency (FSS), NHA consultants and the array of service providers in our network.

The developer can only build the house. You and those who will occupy this site with you have to build the community. If you've been actively involved in the Stella Wright Homes HOPE VI planning and development process, I encourage you to continue that involvement. If you haven't been involved, you should take this opportunity to do so. Meet your neighbors. Find out the organizations and facilities in the new community that are available for educational and recreational services for your family. Involve your children in activities in the

community. And, above all, be a good steward of your new home—be diligent about housekeeping both inside and outside.

As you know from your public housing experience, it takes everyone in the community to make it a safe and thriving place to live. Roizman's management team cannot do this alone any more than NHA's staff could accomplish this by themselves when you lived in public housing.

All of NHA and Newark will be watching you. The expectations for this mixed-income community are high, as well it should be. Your role in its success is critical to what history will say about the value of such HOPE VI projects in years to come. Throughout the nation they have generally been met with skepticism at their beginnings. But we know that Newark has set many milestones for the rest of the nation to follow in the public housing arena. I am positive we will do the same at West Kinney Gardens.

I wish you the very best as you prepare for this exciting new chapter in your life.

**HAROLD LUCAS**

## SPRING HAPPENINGS IN YOUR COMMUNITY



**ST. James Social Services Corporation  
Provides Free Assistance  
for Utility Bills  
& Legal Services**

For assistance with your utility bills and free legal counseling, call LaVerne Duncan, Crisis Manager, at 973-624-4007. The utility assistance is provided in cooperation with New Jersey Shares.

Appointments for the free legal counseling are given for

Wednesdays only. Call today for your appointment.

### **FSS FAIRS FOR HEALTH & YOUTH**

Watch your mailbox for information from FSS regarding a Health Fair and for its 2nd Annual Youth Expo. Both events will provide important information for you and your family on a host of services and opportunities. The Health Fair is scheduled for May 6 and the Youth Expo is scheduled for May 22.

The Health Fair will be held at the NHA headquarters, 500 Broad Street, basement multipurpose room. The Youth Expo will be held at the Malcolm X Shabazz Athletic Center. In the meantime, if you have questions on either subject contact your FSS case manager at 973-273-6695.



## **FSS OFFERS SPRING CLASSES FOR FORMER STELLA RESIDENTS**

*The Family Self-Sufficiency (FSS) staff will hold its "Employment Training Series" in April. This series is designed to prepare you for a new job that could lead to self-sufficiency for your family.*

***All Workshops Begin Promptly  
at 10 a.m. and last until noon.***

*The workshops are held at 500 Broad Street, 2nd floor, in the FSS' Conference Room.*

- April 22, 2004  
*How To Give A Good Interview*
- April 29, 2004  
*Dress For Success*

*Call 973-273-6695 immediately to confirm your attendance. In addition, you should ask about the next "Money Matters" and "Home Sweet Home" series of classes.*

***Both of these series are a must for anyone interested in buying a home now or in the future.***

## **HOPE VI OFFICES HAVE MOVED!**

The HOPE VI staff is now located at 500 Broad Street on the 6th floor, as part of NHA's effort to consolidate all of its management offices into one location.

The Broad Street location is easily accessible by public transportation, and there is on-the-street and garage parking nearby.

Resident Liaison Doris McCray Crank can be reached at 973-273-6625 and her fax number is 973-273-6630.



## "MOVING DAY"

PREPARED BY MARISELIS BONILLA, SENIOR FSS COUNSELOR

The time is approaching when some of you will be moving to the newly built rental townhouses located at West Kinney Gardens or the homeownership units at 17th Avenue Terrace. As the anticipation of moving grows, most of us lose sight of some of the important steps in making our moving experience as simple, safe and efficient as possible. So here are important steps and tips to insure a stress free relocation.

### GETTING PREPARED FOR YOUR MOVE

Here's a checklist of some of the things to do when you move. We think you'll find it helpful as you plan and organize your move.

#### One Month Before:

- Take inventory of your home. Decide what to keep, what to give away. Donate items you no longer want or sell them at a flea market.
- Select your moving company and reserve a rental truck well in advance (unless you are entitled to NHA moving services, in which case the Authority has contracted with a mover already).



- Create a file for all-important moving-related documents and keep all receipts.
- Find boxes for moving and start packing belongings that you don't often use.

- Fill out Change of Address Forms 30 days prior to your move with the Postal Services to ensure your mail gets forwarded.

#### Two Weeks Before:

- Call your utility company (if applicable) and notify them of your moving date—arrange for all "Final Readings" at your current address and set up your new accounts for your new address:
- Phone  
Heat/Electric/Gas/Hot Water  
Cable

- Once you have a new phone number, call your long distance carrier directly and sign up for, or transfer, special savings programs and services.
- Request that any deposits be returned.

#### One Week Before:

- Identify what each person in your household must have while you move—from special foods to prescription drugs.
- Finish packing and make sure all boxes are appropriately labeled.

#### The Day Before:

- Make sure you have the following items on hand in preparation for the big day:  
The keys to your new home.  
The file with all your moving-related documents.
- Walk through your house one last time to make sure everything is accounted for.
- Pick-up your rental truck or call your moving company to confirm your move.
- Get a good night's sleep.



### PACKING UP

Packing is one of the single most challenging parts of any move. Below are some things to consider:

#### Packing Supplies:

- Start with the essentials: sturdy cartons, newspaper or tissue paper for wrapping things, tape, scissors, magic markers to number and label each box. Make a list of what's in each box or mark each box; also identify on the box where it belongs in your new home.

#### Pack to minimize damage:

- Reinforce the bottom of all your boxes with tape for extra strength and peace of mind.
- Put your heaviest items in smaller boxes by themselves. Put your lighter items together in larger boxes to avoid the "crush factor" that can happen with all the shifting that takes place during a move.

#### CONSIDER THIS:

- Using a professional mover for heavy objects may be safer and may avoid damages to the objects.
- If the cost to move an item is greater than its value, is it worth keeping?

(Continued on page 5)



## "MOVING DAY"

(Continued from page 4)

- Put smaller boxes filled with fragile items inside larger boxes.
- For furniture and lamps that must be dismantled, put the hardware into a plastic bag. Tape the bag directly to the piece of furniture itself. That way you'll know what goes with what.
- Wrap small pictures individually and stack them side by side in a box. Pack larger pictures and mirrors separately, first wrapping them in paper, then packing each in a glass pack or mirror carton (available through most moving or truck rental companies). After packing, stuff the box with additional paper to cut down on movement. To minimize damage to larger mirrors stick masking tape across glass in a crisscross pattern before packing.



As you've gathered by now, moving is no small matter. This article has only highlighted some of the things you need to consider. Call Marisela at 973-273-6689 or your FSS case manager to get more important information on subjects such as:

- Moving Day Tips
- Things to Do After You Move
- Safety Considerations.

**GOOD LUCK!**

## STELLA & HILL UPDATE

# STELLA SITE CONSTRUCTION ON SCHEDULE & HILL NOT FAR BEHIND

The HOPE VI staff has not paused to congratulate itself on the great progress at West Kinney Gardens. Its focus is on the "total package" that was promised to the former Stella Wright Homes residents. That includes new communities on the Stella Wright Homes site and on the Hill Manor site.

Roizman, the developer on the Stella Wright Homes site, will develop the site in two phases.

The first phase includes 93 rental units. It will be bound by Spruce, Prince, Montgomery and Barclay Streets.

"We expect to close on all financial documents and to gain HUD's approval for the 93 units by the end of the summer," said Karen McLane Torian, HOPE VI Program Manager. "The developer has already gotten approval for financing this phase. We could see construction begin on the 93-unit development by the end of the year with occupancy in 2005."

As soon as all of the pieces fall into place with that phase, she said, we will move right along to the next on Stella.

To be sure, Ms. Torian said, Hill Manor has presented its own unique set of challenges to meet new guidelines the U. S. Department of Housing and Urban Development

(HUD) imposed since the grant was approved in April 1998. Nonetheless, the financial restructuring for Hill Manor should be completed by the summer. "The money is important because we cannot protect the integrity of the housing development

if the details are not worked out accurately," Ms. Torian said.



Once the final documents are reviewed and approved by HUD, the developer (St. James A.M.E. Church in partnership with Landex) is ready to begin pre-construction activities. These will

be followed quickly with construction on the site since the developer has already identified a contractor.

The immediate housing construction will be on the Hill Manor site only. One hundred rental units are planned there. "The Scudder Homes property will be developed at a later date," said Ms. Torian.

The construction at West Kinney Gardens has generated a lot of enthusiasm not just from former Stella Wright Homes residents, but from residents and employees throughout the Housing Authority. "And the excitement has spread to City Hall because we receive calls every week from people who are interested in what is happening at the site," according to Ms. Torian.

"We plan to continue the momentum on Stella and Hill Manor," she added.

## TARA'S WORKING HARD TO BUILD NEW COMMUNITY & PERSONAL OPPORTUNITIES

Tara Johnson (shown at right busy at work on the West Kinney site) says when she first moved to Stella in 1995 she was pretty disappointed with the housing situation. Now, she's glad she was a part of the former Stella Wright Homes residents covered by the HOPE VI revitalization plan "because of the services and benefits I've received."

Tara is the first to admit that she has taken advantage of every service offered, especially job and training opportunities. She successfully completed an apprenticeship training program in asbestos sponsored by the Affirmative Action Department. Following her training, she worked as an asbestos worker on the former Stella site prior to the demolition. She then went on to work as the only female on the site during the debris removal.

Now Tara is busy at work as a laborer on the West Kinney site. She's quite proud to be part of the team building the rental and homeownership units at West Kinney Gardens. "Seeing how it is coming together so nicely, it's wonderful to be right there to witness every thing step by step," Tara says.



"It was brutal on the really cold days," she adds, "but we worked through rain and light snow and sometimes on Saturdays."

She hopes that she and her three sons, ages 8, 9 and 13, will be among the new rental tenants at West Kinney.

Tara says she seeks out every opportunity that she reads about in the newsletter or in Affirmative Action or FSS flyers. "I still go to job fairs to see what the new opportunities are," she says. And she's signed up to work with her FSS Case Manager Latanya Easterling to develop long-term goals for her sons and herself.

"People used to see me working at Stella and ask 'How did you get that job?' I told them you just have to apply yourself."



*Shown in photo near right is the 21-unit elevator building that is for handicapped and seniors located on Hurstwood Street. At the far right are nearly completed rental units on the Boyd Street side of the West Kinney Gardens site.*





## CALLING ALL YOUNG MUSICIANS

The Housing Authority of the City of Newark (NHHA) is inviting all youth in its public housing, townhouse and Section 8 developments who have talent and would like to share it to join the now forming Youth Choir. The Youth Choir is seeking members who can play instruments, sing and perform.

The organizers envision a Choir that will sing a wide variety of music based upon the interests of the youth.

Participation requires your parents' signature and is open to all youth ages 13-17. Adult chaperones will assist in organizing and managing the Choir, however, youth will be encouraged to take leadership roles, to learn team work and to develop a healthy sense of accomplishment. Rehearsals are scheduled at 500 Broad Street which is centrally located near transportation.

If you are interested, please call or have your parent call, Mrs. Doris Crank at 973-273-6625 to find the date of the next meeting and to get an application mailed to you.



# MOVING SURVIVAL TOOLKIT

On moving day, you need to be able to put your hands on the following items:

**Keys**—to your new home and anything else you need to access.



**Payment**—for the movers, in correct form.



**Basic tools**—hammer, screwdriver, nails, masking tape, flashlight, light bulbs, pocket knife, trash bags.



**Bathroom essential**—a bathroom towel, soap, and toilet paper.

**Kitchen essentials**—paper towels, sponges, cleaners, water and a snack, paper plates, cups, and plastic utensils, can opener.

**Other items**—eyeglasses, address book, checkbook, telephone, clock, a change of clothes, pet food and dishes and directions to your new home.



## THINGS I KNOW FOR SURE ... NOW

More than two years ago when you had your mobility counseling and/or began case management, the staff kept advising you to "be prepared" for the new housing that was to be built. In meetings, HOPE VI staff and consultants kept repeating the same advice. And every issue of the Stella Wright Homes Newsletter has had questions and answers and articles about what to expect and how to prepare for rehousing in the rental townhouses.

Many of you understood that rehousing was not business as usual; others, now having gone through the screening process for either rental townhouses or homes know that there are things you ignored that you shouldn't have.

Don't despair, however, as the article on page 5 explains, there will be rental housing opportunities on the Hill Manor and former Stella Wright Homes sites. So what things do you know—for sure—that you need to do differently in order to "be prepared" for rehousing at these two sites?

Here is a list of things you should begin working on immediately:

- ⇒ You should contact your FSS case manager to review your current status/issues and to develop a plan for correcting any issues.
- ⇒ You must pay your rent, utilities, and other bills on time—it counts.
- ⇒ You must meet the highest housekeeping standards—it counts.
- ⇒ You need to make sure that you and your family are good neighbors—it counts.
- ⇒ Your criminal record counts.
- ⇒ Your case manager can help you develop a budget—it counts.
- ⇒ Enroll in a training program and seek FSS' help in finding a new or higher paying job.

